

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT NO. 23</b>  <b>TO LEASE NO. GS-11B-01898</b>
<b>ADDRESS OF PREMISES</b> 2100 Crystal Drive Arlington, VA 22202-4804	<b>PDN Number:</b>

THIS AMENDMENT is made and entered into between **CESC Plaza Limited Partnership** whose address is c/o Vornado/Charles E. Smith L.P.  
2345 Crystal Drive  
Suite 1100  
Arlington, VA 22202-4801

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective as follows:

Pursuant to the following terms and conditions, the Lease shall be extended for three (3) years commencing on March 23, 2017, and expiring on March 22, 2020.

1. Extension Term: This Lease Amendment (LA #23) is issued to extend the above referenced lease effective March 23, 2017 through March 22, 2020. This lease shall now expire on March 22, 2020.
2. Premises: The lease is being extended for the entire leased premises consisting of 84,280 rentable square feet (RSF) / 74,584 usable square feet (USF) of office space on the entire eighth (8<sup>th</sup>) through and including the entire eleventh (11<sup>th</sup>) floors of the building known as 2100 Crystal Drive, located at 2100 Crystal Drive, Arlington, Virginia.
3. Annual Rent: Effective March 23, 2017, the annual rent shall be \$3,278,492.00 (b) (4) per RSF) payable at the rate of (b) (4) per month in arrears. The annual rent does not include a tenant improvement allowance or a commission payable to any broker representing the Government. The annual rent does not include any rent abatement period or any parking spaces.
4. Operating Expenses and Real Estate Taxes: Annual adjustments for increases or decreases in operating costs and real estate taxes shall continue to be made throughout the extended lease term without interruption in accordance with the base years and amounts established under the lease. The next operating cost adjustment shall be effective March 23,

This Lease Amendment contains 2 pages.

All other terms and conditions of the Lease shall remain in force and effect.  
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

CESC PLAZA LIMITED PARTNERSHIP

By: CESC Plaza Management (b) (6)

Signature: \_\_\_\_\_  
 Name: Mitchell W. Shear  
 Title: Executive Vice President  
 Date: 3/13/17

FOR THE GOVERNMENT:

(b) (6)  
 Signature: \_\_\_\_\_  
 Name: Santoni W. Graham  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service  
 Date: March 22, 2017

WITNESSED FOR THE LESSOR BY:

(b) (6)  
 Signature: \_\_\_\_\_  
 Name: Claire Feltz  
 Title: Executive Assistant  
 Date: 3/13/17

2017, utilizing the current escalated base of (b) (4). The Government's percentage of occupancy of (b) (4) shall remain unchanged from the base lease, and the next real estate tax escalation shall be for Lease Year 2016.

5. Acceptance of Existing Conditions: The Government agrees to accept the Leased Premises and the Building Shell Requirements as "existing", and Lessor represents that such items are in good repair, and provide a tenantable condition. The intent of this qualification is to recognize that the Government finds such items or conditions to be at least minimally acceptable with regard to the Government's occupancy of the space. Nonetheless, such items or condition are to be "in good repair and tenantable condition" at the time of the Lease Commencement Date or any other specified dates(s). The acceptance of the Leased Premises "as existing" does not relieve the Lessor from the obligation in the Lease to maintain and repair the building shell and life safety in compliance with the standards set forth in the lease.

All other terms and conditions from the base lease remain unchanged.

INITIALS:

  
LESSOR

&

  
GOVT